



## City of Lacey, Washington Lacey Planning Commission Meeting Agenda

Refer to the bottom of the agenda for meeting information.

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Wednesday, February 28, 2024

6:00 PM

Council Chambers and Online

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### **1. Call to Order**

### **2. Roll Call**

### **3. Land Acknowledgement**

We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge, and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as it has today. We recommend that community members read the Medicine Creek Treaty of 1854.

### **4. Approval of Agenda and Consent Agenda Items:**

- A. Approval of Agenda
- B. Approval of 2/14/24 meeting minutes

### **5. Public Comment:**

Refer to the bottom of the agenda for instructions on how to provide public comment.

### **6. Commission Members' Reports:**

### **7. Department Report:**

### **8. Public Hearing:**

### **9. New Business: Introduction to Middle Housing and Accessory Dwelling Unit Code Amendments: Jennifer Adams, Housing Coordinator.**

- A. The Planning Commission will hear an introductory briefing from staff on Lacey Municipal Code amendments that will be necessary to comply with legislative

requirements pertaining to middle housing and accessory dwelling units. No action is necessary as this an introductory briefing only.

1. Middle Housing Attachments

**10. Old Business: Draft Neighborhood Commercial Amendments: Hans Shepherd, Senior Planner.**

- A. The Planning Commission will review the draft amendments to the Neighborhood Commercial zoning district (LMC 16.36). A public hearing on the draft amendments is scheduled for March 13th

1. Draft Neighborhood Commercial District Attachments

**11. Communications and Announcements:**

- A. Planning Commission Schedule

**12. Next Meeting: March 13, 2024**

**13. Adjournment**

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**Attend Remote or In Person**

The public may attend the meeting in person, or you may view or listen to the meeting using one of the following platforms:

|            |                                                                                                                       |
|------------|-----------------------------------------------------------------------------------------------------------------------|
| In Person: | Council Chambers at Lacey City Hall<br>420 College Street SE, Lacey, WA 98503                                         |
| Zoom:      | <a href="https://us02web.zoom.us/j/82322774819">https://us02web.zoom.us/j/82322774819</a>                             |
| Website:   | <a href="https://cityoflacey.org/government/public-meetings/">https://cityoflacey.org/government/public-meetings/</a> |
| YouTube:   | <a href="https://www.youtube.com/watch?v=9Tqgp7fP1UI">https://www.youtube.com/watch?v=9Tqgp7fP1UI</a>                 |
| Phone:     | (888) 788-0099 or (877) 853-5247 (Webinar ID 823 2277 4819)                                                           |



## MINUTES

Lacey Planning Commission Meeting  
Wednesday, February 14, 2024 – 6:00 p.m.  
Lacey City Hall Executive Boardroom, 420 College St SE – and via Zoom

Meeting was called to order at 6:00 p.m. by Jeff Gadman

Planning Commission members present: Jeff Gadman, Daphne Retzlaff, Kyrian MacMichael, Eddie Bishop, Gail Madden, Judith Doyle, Spencer Zeman and Tonya Moore. Staff present: Ryan Andrews, Vanessa Dolbee, Hans Shepherd, Linsey Fields and Erin Skelley

Jeff noted a quorum present and welcomed new Commissioners. Commission Members went around the table and introduced themselves to Commissioners Gadman and Retzlaff as they had been absent the previous meeting. Kyrian read the Land Acknowledgement. Ryan Andrews introduced Vanessa Dolbee as the new Director of Community and Economic Development.

**Eddie Bishop made a motion, seconded by Judith Doyle to approve the agenda for tonight's meeting and the January 10th meeting minutes. All were in favor, the motion carried.**

- 1) **Public Comments:** No public comments
- 2) **Commission Members Reports:** Kyrian MacMichael stated she had gone to William Bush's Memorial and was moved with how many lives he touched as a councilmember and former mayor. Jeff Gadman mentioned how excited he was for the school levies to pass.
- 3) **Department Report:** None
- 4) **New Business:**
  1. **Joint Meeting Debrief: Ryan Andrews, Planning Manager-** The Planning Commission discussed any major takeaways from the joint meeting held with the City Council on January 23<sup>rd</sup>.
  2. **Sol Smart Code Audit: Linsey Fields, Climate and Sustainability Coordinator.** Linsey presented the findings of an audit of the Lacey Municipal Code pertaining to the permitting of solar facilities. The audit is required as part of the City's participation in Sol Smart-a voluntary program that provides technical assistance to communities to expand solar energy use.
- 5) **Old Business: Draft Neighborhood Commercial Amendments: Hans Shepherd, Senior Planner.** Hans continued to brief the Planning Commission on the draft amendments to the Neighborhood Commercial Zoning District (LMC 16.36). Mentimeter was used to poll the Commission in order to finalize the draft amendments for a public hearing on March 13<sup>th</sup>.
- 6) **Communications and Announcements:** Ryan Andrews provided the Planning Commission schedule.
- 7) **Next Meeting:** February 28, 2024
- 8) **Adjournment:** 8:02 PM

*To hear the full discussion of a specific topic, or the complete meeting, watch the recorded video available on YouTube: <https://www.youtube.com/watch?v=GN64IjDclEc>*



## PLANNING COMMISSION STAFF REPORT

02/28/2024

**SUBJECT:** Middle Housing Code Amendments

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**RECOMMENDATION:** Receive a briefing from staff on upcoming legislative requirements for middle housing and accessory dwelling units (ADU's).

**TO:** Lacey Planning Commission

**STAFF CONTACTS:** Vanessa Dolbee, Community & Economic Development Director *VD*  
Ryan Andrews, Planning Manager *RA*  
Jennifer Adams, Housing Coordinator *JA*

**ATTACHMENT(S):** Attachment A - Middle Housing Background  
Attachment B - Public Engagement Timeline

**PRIOR COUNCIL/  
COMMISSION/  
COMMITTEE REVIEW:**

None

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### **BACKGROUND:**

In April of 2023, Second Engrossed Substitute House Bill 1110 (HB 1110 -Middle Housing), was signed into law by Governor Inslee and incorporated into law under RCW 36.70A.130. The legislation mandates that jurisdictions who fully plan under the Growth Management Act (GMA) implement new policy requirements to further guide local housing direction and expand possibilities for smaller types of “multi-unit” housing, in predominantly residential zoned neighborhoods.

While many cities across the state are required to address the new regulations, the City of Lacey (City) is ahead of the general middle housing trends (such as allowances of duplexes, triplexes and accessory dwelling units) seen in recent years, though will still need to make code updates for those areas of the Lacey Municipal Code (LMC) that are impacted by the new legislation; specifically, the Land Division (Title 15) and Zoning (Title 16) codes. Subsequent documents such as the Comprehensive Plan (now in its periodic review update), Lacey's Housing Action Plan and other guiding documents, will be updated accordingly.

The City must adopt a Middle Housing Ordinance no later than 6 months after its periodic comprehensive plan update required by Revised Code of Washington (RCW 36.70A.130). For Lacey, this means an ordinance will need to be adopted no later than December of 2025.

The City must also amend by ordinance, the current sections of code applicable to accessory dwelling units (LMC 14.23.071- Design Review) and update all areas of code impacted by new regulations that aim to increase ADU allowances and opportunity - in primarily residential zones. New ADU provisions must also be adopted no later than December of 2025.

## **STATUTORY PROVISIONS | SUMMARY**

In 2023 Washington state enacted two significant pieces of legislation aimed at expanding housing options, specifically by addressing barriers related to fostering a commitment to middle housing options, and further reducing barriers for accessory dwelling units in predominantly single-family residential zones. The proactive tenets of the following house bills align with broader efforts to create a more inclusive and flexible housing landscape.

### **Middle Housing |**

Engrossed Second Substitute **House Bill 1110** (2023)

- Cities with population 25,000 - 75,000 must allow at least two middle housing units per lot; in all areas zoned predominantly residential.
- Must allow four units per lot, if at least one unit if affordable housing.
- Must allow zero lot line subdivisions typically known as unit-lot subdivisions where the number of lots created is equal to the unit density required. For example, a fourplex could be split into four sections to create four ownership opportunities that include a living unit and the land underneath the unit.

### **ADUs |**

Engrossed **House Bill 1337** (2023)

- Allow at least two ADUs on *all* lots that allow for single-family homes within a UGA, and eliminates owner occupancy requirements.
- Allows cities and counties to offer incentives for the development or construction of ADUs within a UGA.

## **MIDDLE HOUSING GRANT | TIMELINE**

In order for jurisdictions to feasibly implement the new requirements, funding was provided through a grant application (administered by the Washington State Department of Commerce) for jurisdictions to obtain fiscal support necessary for policy work. Lacey was the recipient of a \$75,000 middle housing grant (the maximum award).

The Middle Housing Initiative has a multi-phased process approach spanning across a 1.5-year period and informed by a timeline of events and deadlines. Staff has worked with Commerce to identify five project objectives - each with a specified date of completion.

Staff will foster the public involvement plan to reach stakeholders such as developers, individual land owners and local building design firms. In addition, all steps taken will include opportunities for public involvement.

### **NEXT STEPS:**

Staff is actively reviewing the current comprehensive plan to identify areas requiring updates in order to align with new regulations for middle housing. Simultaneously, code adjustments

are needed - in response to House Bill 1337 (HB), focusing on minimizing barriers to accessory dwelling units. This involves ensuring compliance with HB 1337's new ADU requirements.

The public involvement plan guides staff efforts to gather input from diverse community voices. Regular progress updates will be provided, and in coming months, staff will reconvene with Planning Commission to discuss phase II findings, explore opportunities for compliance, and consider jurisdiction-specific decisions influencing the language of a citywide Middle Housing Ordinance.

### **RECOMMENDATIONS:**

This is an introductory briefing only. The Planning Commission will continue to be briefed on the development of the amendments throughout the update process. Ultimately, the Planning Commission will conduct a public hearing and make a recommendation to the City Council on the required amendments.



# EXPANDING HOUSING OPTIONS FOR LACEY



**MIDDLE HOUSING | WHITE PAPER**

*January 2024*

# EXPANDING HOUSING OPTIONS FOR LACEY

## Introduction

The following guide provides general information about “**middle housing**”, what it is, where it can be implemented, general legislative requirements for jurisdictions who plan under the Washington State Growth Management Act (GMA), and frequently asked questions.

The information provided here is a compilation of resources developed by The Washington State Department of Commerce, Opticos Design Inc. (design consultant hired by Commerce to produce information materials for middle housing), and House Bill 1110 which serves as the guiding document for local governments to adequately plan for and make all necessary code provisions and updates needed to implement the requirements of the Middle Housing Bill.

*Please see appendix A for a complete reference list.*

There are many ways that middle housing options are a good idea. The following, though a non-exhaustive list, is helpful to conceptualize why cities will often benefit from increased middle housing varieties:

- **Affordability:** Middle housing offers a more affordable alternative to both single-family homes and high-density developments such as apartments. Its smaller size and design make it inherently more affordable, addressing the needs of a diverse population.
- **Diverse housing Options:** Middle housing introduces a variety of housing types (such as fourplexes and courtyard apartments). This diversity allows for a range of housing options that can cater to different preferences, family sizes, and income levels.
- **Increased Housing Supply:** By allowing for the development of middle housing, there is an increase in the overall housing supply – where units can be built on smaller lots in areas that previously did not allow second or subsequent dwelling units on a lot containing a primary dwelling. This is crucial in addressing housing shortages and creating more opportunities for people to find suitable homes.
- **Increased Density and Walkability:** Middle housing often promotes higher density, contributing to walkable communities.
- **Flexibility in Land Use:** Middle housing provides a more flexible use of land, allowing for the efficient use of available space. This can contribute to smart urban planning and the optimization of land resources.
  
- **Social equity:** Middle housing policies can enhance social equity by offering housing options that are more accessible to a broader spectrum of the population. It helps to address housing affordability challenges and promotes inclusivity.

# EXPANDING HOUSING OPTIONS FOR LACEY

- **Environmental Sustainability:** The smaller size and shared walls of middle housing units contribute to energy efficiency, as they require less energy for heating and cooling. This aligns with sustainable development goals and reduces the environmental impact of housing.
- **Community Building:** The variety of housing types within middle housing developments can foster a sense of community. It allows for diverse groups of people to live in proximity, encouraging social interactions and a vibrant community atmosphere.
- **Adaptability to Changing Needs:** Middle housing is adaptable to changing demographic trends and housing needs. It provides a housing solution that can evolve with the changing preferences and lifestyles of residents over time.

## City of Lacey Staff

- Rick Walk | City Manager
- Vanessa Dolbee | Community & Economic Development Director
- Ryan Andrews | Planning Manager
- Jennifer Adams | Housing Coordinator

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## Washington is in a Housing Crisis

Lacey, along with other cities in Washington, is grappling with a housing affordability crisis. Despite being one of the fastest-growing states in the U.S., the pace of housing production has failed to match the surging demand. The imbalance between the strong demand for housing and the insufficient supply has led to a rapid and unprecedented increase in home prices and rents. Consequently, many residents find themselves significantly rent-burdened, allocating more than 30% of their monthly income to housing costs. This situation has created challenges for residents seeking safe and adequate housing that aligns with their basic needs at an affordable price. The impact is particularly pronounced for lower-income households, which face limited or no affordable housing options within their local community.

## What is the purpose of House Bill 1110?

To address the housing challenges faced statewide, the Washington Legislature passed [House Bill 1110](#) (HB 1110) in July, 2023. The aim is to offer Washington residents more housing options, particularly in terms of size and affordability for the long term. This legislation requires local jurisdictions to permit the construction of various traditional housing types, collectively known as “middle housing”, including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, stacked flats, courtyard apartments, cottage clusters, and townhomes. These types of housing will now be required

## MORE HOUSING OPTIONS

DUPLEX



TRIPLEX



FOURPLEX



FIVEPLEX



## EXPANDING HOUSING OPTIONS FOR LACEY

in areas where single-family detached housing was exclusively permitted. By expanding the housing supply, the goal is to enhance affordability and meet the diverse housing needs of various demographic groups, including younger and older individuals and those unable to afford large detached houses.

The implementation of HB 1110 involves amending the Lacey Land Use Code, a crucial step in the city's ongoing housing-related initiatives. The Land Use Code serves as a framework governing what, where, and how construction occurs in Lacey. Collaboratively setting regulations that are fair and uphold community values, such as open space preservation - is a collective effort. Updating regulations related to middle housing can streamline the development making it faster, more widespread, cost-effective, and fostering social equity and diversity.

### How is Middle Housing Defined?

According to the Revised Code of Washington (RCWs), "Middle Housing" means buildings that are compatible in scale, form and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

## MORE HOUSING OPTIONS

### SIXPLEX



### TOWNHOUSES



### STACKED FLATS



### COURTYARD APARTMENTS



The state has mandated regulations based on population determined by the 2020 Office of Financial Management (OFM) statistics. Lacey's Middle Housing regulations are based on a population of 53,526 – establishing Lacey as a **Tier II city** where population is **25,000 < 75,000**.

Under House Bill 1110, [RCW 36.70A.635](#) (1)(a)(i)-(iii) – Minimum residential density, states "...any city that is required or chooses to plan under [RCW 36.70A.040](#) must provide by ordinance and incorporate into its development regulations, zoning regulations, and other official controls, authorization for the following":

- (a)(i) The development of at least **two units per lot on all lots zoned predominantly for residential use**, unless zoning permitting higher densities or intensities applies;
- (a)(ii) The development of at least four units per lot on all lots zoned predominantly for residential use, unless zoning permitting higher densities or intensities applies, within one-quarter mile walking distance of a major transit stop. *As per definition of major transit stop, this provision does not apply to Lacey as the city does not have major transit stops.*
- (a)(iii) The development of at least **four units per lot on all lots zoned predominantly for residential use**, unless zoning permitting higher densities or intensities applies, **if at least one unit is affordable housing**, unless zoning permitting higher densities or intensities.

## MORE HOUSING OPTIONS

### COTTAGE HOUSING



**Cottage housing** means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

**Courtyard apartments** means up to four attached dwelling units arranged on two or three sides of a yard or court.

**Stacked flats** means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented/owned.

**Townhouses** means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public right of way on not less than two sides.

## Why Middle Housing?

The Washington State Growth Management Act (1991) Housing Element was amended to make provisions for moderate density housing and identify capacity for duplexes, triplexes and townhomes. There is continued need for the development of housing at all income levels, including Middle Housing that will provide a wider variety of housing options and configurations to allow Washingtonians more diverse options.

## When is Lacey required to adopt a Middle Housing Ordinance?

Lacey must provide The Washington State Department of Commerce with proof of a final adopted Middle Housing Ordinance...no later than December 31, 2025. Lacey staff anticipate that the city will reach compliance by this deadline.

## What House Bill 1110 does NOT do

- Prohibit a city from permitting detached single-family residences;
- Require the issuance of a building permit, if requirements for a building permit are *not* met;
- Affect or modify the responsibilities of a city to plan for or provide urban governmental services.

## Is middle housing the same as affordable housing?

# NO

### Who is served by middle housing?

- Middle housing may not be affordable to households at lower income brackets but it can be attainable for people at the moderate-income brackets.
- Housing for lower income households generally can only occur with subsidies such as funding help from a non-profit group or a governmental agency at the federal, state, county or city level.
- However, middle housing can be built by the private market and provide options for people in the moderate-income bracket. Actual costs will vary by jurisdiction, in large part based on the land cost within each community.

## Tier II affordability requirements

Tier II cities must allow 4 units per lot when 1 unit is affordable and must plan for the following:

- Affordable rental housing available at or below 60 percent of the area median household income;
- Affordable owner-occupied housing available at or below 80 percent of the area median household income with a 50-year duration of affordability for both affordable rental housing and affordable owner-occupied housing.

## What are some advantages of middle housing?

Middle housing, suitable for renters or owners, offers cost advantages due to smaller size and reduced land use compared to typical detached houses. This affordability enhances opportunities for home ownership, recognized as a pathway to household and generational wealth. The implementation of middle housing addresses Washington State's broader housing needs, providing diverse options to combat rising costs, displacement, and homelessness.

The introduction of various housing choices supports moderate-income workers, like firefighters, healthcare professionals, and teachers, in residing close to their workplaces. The adaptability of middle housing accommodates the rising trend of single-person households,

## Did you Know?

- Middle housing types are compatible in scale and form to detached houses.
- Middle housing provides a way of adding house-scaled infill to residential neighborhoods.
- Middle housing can be new infill, adaptive reuse, incremental development, and a building block for large lot and greenfield development.
- Middle housing can be added to existing neighborhoods in several ways: dispersed within residential neighborhoods, along corridors, as a transition between detached neighborhoods and adjacent development.
- Middle housing types can be coordinated with existing context.

comprising about 29% of all US households in 2022.

Allowing middle housing also grants property owners' flexibility in land use, facilitating the addition of rental units to offset homeownership costs, support aging in place, or cater to multi-generational housing needs.

Moreover, incorporating middle housing into low-density residential zones mark a progressive step away from historically restrictive single-family zoning, associated with higher housing costs and the exclusion of underrepresented populations in many neighborhoods.

## Is middle housing more affordable than a detached house?

Middle housing offers cost advantages over detached houses in terms of construction, heating, and maintenance, primarily due to its smaller size and reduced land use. Individual units in middle housing structures are typically smaller (800 to 1,200 square feet) compared to detached houses (2,500 to 3,500 square feet). Cost factors, including land prices, housing type, construction status, parking requirements, and market conditions, contribute to the overall affordability.

Enabling middle housing increases the supply of market-rate housing, potentially making it more affordable than single-family detached housing. This affordability makes middle housing accessible to moderate-income households (above 80% of the area's median income). Moreover, middle housing supports diverse configurations suitable for multi-generational households, downsizing seniors,

## Does middle housing “pencil”?

- The development industry has answered this question in the **affirmative**. Statewide and regional organizations of builders and realtors have stated that there is a market demand and that the private sector will respond if more cities allow middle housing types.
- The feasibility and production of housing depends on lumber, labor, lending and land. Though the first three are outside the control of local governments, “land” is within the purview of cities in particular who can influence and control the feasibility of housing through their development regulations (permitted uses, development standards and permit processes) and the public infrastructure they build and maintain.
- Adoption of middle housing development regulations, standards and processes is a way to remove barriers to implementing the GMA housing goals and provide moderate density housing types.

## EXPANDING HOUSING OPTIONS FOR LACEY

“empty-nesters”, and small families.

Research indicates that constructing “middle-priced” housing contributes to long-term regional affordability through a process known as filtering. As higher-income individuals move into new market-rate housing, older but decent housing becomes available for those with lower incomes.

### Why is middle housing called “house-scaled” and what will middle housing look like?

Middle housing types, designed at a “house-scale,” closely match the height, width, and overall mass of detached homes. In contrast to a typical 3,600-square-foot house on a 10,000-square-foot lot, a triplex on the lot, with similar dimensions, can accommodate three households in smaller 1,200-square-foot units each. With well-crafted design standards, middle housing like duplexes, triplexes, fourplexes, and cottage housing can seamlessly integrate into lower density residential neighborhoods.

Small and medium-sized middle housing types easily blend into residential areas due to their resemblance to existing detached houses. Slightly larger options, still maintaining a “house-scale”, can be strategically placed in selected residential zones near higher-intensity areas like mixed-use centers, transit nodes, commercial corridors, or on the edges of downtowns, providing a smooth transition to detached and smaller middle housing options.

### Tree Canopy



- The impact of middle housing on tree canopies hinges on local regulations governing tree retention and replacement.
- To align with single-family neighborhoods, middle housing adheres to similar tree regulations as single-family development. Certain middle housing types are conducive to tree placement in shared grounds, with the potential for maintenance and protection through easements and covenants.
- Addressing tree canopy concerns comprehensively, is typically achieved through an urban forestry management program that encompasses all activities, not solely housing development.

### Why should local jurisdictions plan for middle housing?

Beyond meeting legal requirements, local governments have practical reasons to plan for middle housing. The Washington State Department of Commerce projects a need for 1.1 million homes in the state over the next 20 years due to anticipated growth, with the Central Puget Sound Region requiring over 600,000 units by 2044. Enabling middle housing could potentially contribute up to 200,000 units, a significant portion of the overall demand.

Middle housing provides additional benefits, fostering a more sustainable and climate resilient city by situating housing closer to employment, transit and amenities. This reduces long commutes, lessens vehicle miles traveled, and mitigates greenhouse gas emissions and urban heat islands. Moreover, it supports the regional economy by enhancing attainable workforce housing, making it easier for employers to attract employees with diverse housing options near workplaces. This, in turn bolsters neighborhood-scale businesses by encouraging both customers and employees to live in proximity to establishments offering goods and services.

### Can a city still use design standards for middle housing?

A city may choose to continue using design guidelines and design review boards for certain project permits (e.g., commercial development) but should not do so for middle housing.

### Parking



- Parking requirements for middle housing should consider context, including proximity to amenities and transit, as well as on-street parking availability. Given the smaller household sizes in middle housing, which may result in fewer vehicles, some jurisdictions have lowered off-street parking requirements.
- Right-sizing parking to actual needs is crucial, as excessive parking can increase nit costs and make accommodating a viable number of units unfeasible.
- Moreover, reduced parking allows for additional space on the property dedicated to amenities like decks, patios, landscaping, and trees.

## EXPANDING HOUSING OPTIONS FOR LACEY

Permit review for middle housing would be similar to that of large-lot detached housing in most communities, which depends on objective design standards reviewed through an administrative permitting process. Some design guidelines could be re-written to serve as objective design standards, without creating barriers to middle housing.

### Will middle housing be available as a rental or ownership product? Will lots with middle housing be subdivided?

Middle housing can be offered by builders as either rental or homeownership options with the decision to subdivide a lot depending on market preferences and local regulations.

For jurisdictions aiming to promote homeownership, they can implement “unit lot subdivision” regulations, facilitating fee-simple ownership of individual parcels while co-owning shared spaces within the “parent-parcel.”

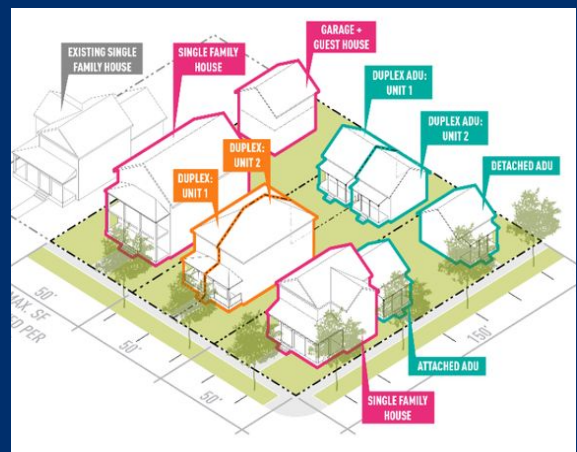
Unit lot subdivisions offer a simpler land subdivision process for middle housing compared to condominiums. Alternatively, middle housing can utilize condominium ownership, although this method is more costly and time-consuming but is still an option.

### What is a Unit lot subdivision?

Unit lot subdivision development regulations allow for *fee-simple ownership* of each individual

### Will allowing middle housing make single-family homes in my community illegal?

- Allowing middle housing as a permitted type in a zoning district will not make single-family homes in that zoning district illegal. Expanding housing choices for those living in our State does not mean reducing the choice for those who wish to build, remodel or live in detached single-family homes.



## EXPANDING HOUSING OPTIONS FOR LACEY

parcel, along with co-ownership of any shared spaces (such as a driveway) within the “parent-parcel”. Unit lot subdivisions provide a simpler way to subdivide land for middle housing units, compared to a condominium process.

### **Aren’t builders the primary beneficiaries of allowing middle housing?**

Small-scale builders, functioning as small businesses, navigate risks and competition in constructing homes.

They engage in negotiations for land, contend with labor shortages, and operate in a market where pricing and success are influenced by demand, existing housing, and economic conditions. The building industry, essential for housing production, generates economic benefits, creating jobs and fostering generational wealth.

Addressing the state’s housing needs is crucial with a 76% concern about housing costs and availability, as highlighted in a December 2022 survey by the Washington State Department of Commerce/Puget Sound Regional Council. Middle housing emerges as a responsive solution to these concerns.

### **What are some of the organizations that support middle housing?**

Numerous non-profit organizations, including AARP, the League of Women Voters of Washington State, and Habitat for Humanity Seattle – King County & Kittitas Counties, advocate for the adoption of state and local laws to increase the supply of middle housing.

### **How will open space be addressed in middle housing development?**

Middle housing, akin to other land uses, adheres to local jurisdiction standards such as setbacks, maximum height, and lot coverage. For smaller “house-scaled” types like duplexes and triplexes, these standards may effectively address open space, similar to detached houses.

Larger middle housing types might have unique open space requirements potentially necessitating a shared courtyard. The specifics of open space, setbacks, and lot coverage are determined by local jurisdiction codes.

## EXPANDING HOUSING OPTIONS FOR LACEY

AARP emphasizes the need for walkable, affordable housing for middle income households, asserting that it is often scarce. They highlight the versatility of middle housing, providing size and affordability options, especially beneficial for older adults. The League of Women Voters of Washington State and Habitat for Humanity Settle – King & Kittitas Counties testified in support of the 2023 Middle Housing Bill, underscoring the importance of informed citizen participation and the commitment to eliminating substandard housing through construction and advocacy.

## APPENDIX

### Washington State Department of Commerce Resources

The following list contains information produced and published by the Washington State Department of Commerce. Jurisdictions are encouraged to make the information accessible. If you are unable to establish a connection when clicking on a link, please contact the city of Lacey for further assistance.

[Middle Housing Introduction](#)

[Middle Housing Images](#)

[Middle Housing Building Types](#)

[Middle Housing Lot and Block Models](#)

[Middle Housing Study](#)

[Middle Housing What, How and Where? \(PPT\)](#)

[Middle Housing – How Do We Get More? \(PPT\)](#)

## EXPANDING HOUSING OPTIONS FOR LACEY

[Middle Housing Summary of Resources \(PPT\)](#)

[Link to Middle Housing Presentation Videos](#)

[Washington Puget Sound Study](#)

### **State Guiding Documents**

[Revised Code of Washington \(RCW\) 36.70A.635](#)

[Engrossed Second Substitute House Bill 1110](#)



# Middle Housing Implementation Project Timeline

Winter/Spring 2024

Summer 2024

Fall 2024- Spring 2025

Summer 2025

Phase 1

Public Engagement Plan/Approach

Phase 2

Code Examination and Updates

Phase 3

Phases 1 and 2 Continued Draft Middle Housing Regulations

Phase 4

Adopt Middle Housing Regulations

## Public Engagement Strategies



### Phase 1

- Share project goals and materials with stakeholders and the public: Lacey website, email, social media, press releases, community events, etc.
- Proactive outreach to involve new people and organizations.
- Develop and gather input from City Council and Planning Commission as well as the general public.

### Phase 2

- Develop Code Concepts, share with public, and gather input at online Open House event.
- Widely distribute Code Concepts survey via website, social media, and press releases and gather input from a broad audience.
- Meet with Stakeholder Groups and listen to diverse perspectives.
- Share and discuss with City Council and Planning Commission.

### Phase 3

- Develop Draft Code Amendments, gather input, answer questions about adoption process.
- Meet with Stakeholder Groups and listen to diverse perspectives.
- Share and discuss with City Council and Planning Commission.
- Maintain updated project website and on - going communication with the public via email, social media and press releases.

### Phase 4

- Formal adoption/public hearing process begins with Planning Commission and City Council.
- Maintain updated project website and on - going communication with the public via email, social media and press releases.
- Meet with stakeholders as needed to answer questions and/or resolve issues.
- Adoption of Middle Housing Ordinance

## End of Phase Products

Public Engagement Plan

Draft Amendments Land Use and Housing Elements of Comp Plan

Draft Middle Housing Regulations

Adopt Middle Housing Regulations

Expanding housing options for Lacey

| Phase                                                                                                                                                               | Deliverables Department of Commerce                                                                                                                                                                       | Timeline                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>Phase 1</b> - Develop Public Involvement Plan/Approach                                                                                                           | Public Involvement Plan                                                                                                                                                                                   | Spring 2024               |
| <b>Phase 2</b> - Complete an examination of the Comprehensive Plan and policies related to middle housing and the implementation of HB 1110.                        | Draft amendments to the Land Use and Housing Elements of the Comprehensive Plan supporting the implementation of middle housing in HB 1110.                                                               | Early Summer 2024         |
| <b>Phase 3</b> - Prepare a code audit of existing amendments and those necessary to implement HB 1110. Begin drafting code amendments to meet HB 1110 requirements. | Draft middle housing development regulations and updated codes/ordinances.                                                                                                                                | Early Summer 2024         |
| *Wrap up of public engagement                                                                                                                                       | Public engagement results report with informational materials used to engage the public.                                                                                                                  | Early Summer 2025         |
| <b>Phase 4</b> - Adopt middle housing development regulations                                                                                                       | Adopted Middle Housing Ordinance (development regulations). Adopted amendments to the Land Use and Housing Elements of the Comprehensive Plan supporting the implementation of middle housing in HB 1110. | Summer 2025 - Winter 2025 |

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Expanding housing options for Lacey



## Planning Commission February 28<sup>th</sup>, 2024

**SUBJECT:** Neighborhood Commercial District - Draft Code Review

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**RECOMMENDATION:** Staff will provide a briefing to the Planning Commission on draft code amendments to Lacey Neighborhood Commercial Districts. A public hearing on the draft amendments is scheduled for March 13<sup>th</sup>, 2024.

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**STAFF CONTACTS:** Grant Beck, Planning and Development Services Manager  
Ryan Andrews, Planning Manager  
Hans Shepherd, Senior Planner *HS*

**ATTACHMENT(S):** Draft amendments to LMC 16.36 are attached. See [project webpage](#) for all project materials.

**WORK PLAN GOAL AND STRATEGY:** Coordinated & Collaborative Planning - (B)(1)

**PRIOR REVIEW:** Planning Commission has been briefed at previous project milestones including community and tenant surveys, district analysis, community workshops, and project findings.

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### BACKGROUND:

Following a development proposal located at the northern corner of Willamette Drive NE and Campus Glen Drive NE, the Lacey City Council asked staff to engage the community in a review of existing Neighborhood Commercial Districts within the City of Lacey.

Through a combination of public events, social media publications, newspaper articles, HOA contacts, interested distribution lists, the City website, Youth Council outreach, and project specific community surveys, staff shared resources and information with Lacey residents about our existing Neighborhood Commercial Districts.

Following a review of our Neighborhood Commercial District Municipal Code ([Chapter 16.36](#)), community members and businesses operating within these districts provided feedback through a range of written and in person formats on their goals and future visions for these locations. The results of this outreach can be found on the [project webpage](#).

Project findings, milestones, and results of these initial stages were presented back to the Lacey community to ensure the collected feedback and general direction of this update was

consistent with community opinions and expressed community needs. Examples from other communities were also identified and shared to further assist the Lacey community in identifying the types of Neighborhood Commercial Districts they wished to see in the future.

Following this second phase of community and business outreach, staff worked to identify compatible uses, building masses, and design standards based on the collected feedback and the location of each Neighborhood Commercial Zoning District.

In collaboration with the Planning Commission and Land Use and Environment Committee, Lacey staff reviewed existing building coverages, heights, gross floor areas, and general development patterns from a range of examples within the community. Based on this review, a range of massing and development standards were identified for their compatibility with the desired uses as expressed by the community within previous phases of outreach.

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#### **NEXT STEPS:**

At the February 28<sup>th</sup> Planning Commission meeting, staff will discuss elements of the initial draft code, with opportunities for Planning Commissioners to ask questions and discuss potential changes in advance of the Public Hearing scheduled for March 13<sup>th</sup>, 2024.

All findings and project materials will be publicly distributed and uploaded to the project webpage before any formal recommendations are made. A public hearing on the draft code amendments is currently scheduled for March 13<sup>th</sup>, 2024.

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#### **Recommendations:**

City staff will continue to promote and advance this program while providing updates to the Planning Commissions on their findings, program milestones, and potential next steps for consideration.

## Chapter 16.36 **DRAFT** NEIGHBORHOOD COMMERCIAL DISTRICT

### 16.36.010 Permitted uses.

- A. The following uses are permitted in the Neighborhood Commercial zone provided the use meets the requirements of this chapter and the design review standards of Chapter [14.23](#) LMC.
- a. Neighborhood commercial zones within the designated McAllister Springs Geologically Sensitive Area shall be limited to those uses the Thurston [County](#) Health Department determines are appropriate to the sensitive area.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Uses above ground floor commercial (consistent with <a href="#">14.23.080</a> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Ground Floor Multifamily Residential Uses (consistent with <a href="#">14.23.080</a> ) are permitted within Neighborhood Commercial Districts with a minimum of 15,000 square feet of commercial space. <ul style="list-style-type: none"><li>• Ground floor residential units are required to meet affordable housing definitions as identified within <a href="#">RCW 36.70A.030(5)</a><ul style="list-style-type: none"><li>○ Units must be maintained as affordable for at least 50 years and record a covenant or deed restriction that ensures continued affordability.</li></ul></li><li>• Residential uses are not exempt from <a href="#">14.23.086</a> when located within Neighborhood Commercial Districts.</li></ul> |
| Live/Work, Home Occupations (The “work” component in live/work is limited to those uses permitted within this district). Live/work units may account for up to 5,000 square feet of the commercial minimums necessary for ground floor multifamily residential uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Medical and Health Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Community and Civic Facilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Commercial Uses, Professional Services, Offices                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Brewpub and Public House (consistent with RCW <a href="#">66.24.580</a> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Drive-through as an accessory use to a Pharmacy, Bakery, Café, or Coffee Shop with indoor seating (not permitted between the street and building, or in locations where vehicles would impede pedestrian access to storefront). These uses are exempt from <a href="#">14.23.082(l)(4)</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Eating and drinking establishment (non-drive-through)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Grocery stores and Supermarkets                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Retail (Retail uses are required to primarily conduct in-person, direct customer sales along the designated pedestrian street storefront)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Services (all activities must occur within buildings)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Rooftop Community Solar (as accessory to permitted use)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Gasoline fueling stations as an accessory use to a full-service grocery store or not less than 1.5 linear miles from another station. Stations are limited to a maximum of 4 fueling station pump islands serving no more than 8 vehicles at any one time. Stacking lanes and parking areas will be located to the side or rear of the building.                                                                                                                                                                                                                                                                                                                                                                                  |
| Gasoline fueling stations existing or vested on the effective date of the ordinance codified in this section.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

- B. Uses similar to those listed above may be approved by the site plan review committee upon finding the use is consistent with the remaining sections of this chapter and the design standards of [14.23.080](#), [14.23.082](#), [14.23.084](#), and [14.23.086](#).

#### **16.36.015 Prohibited uses.**

Uses other than those identified or described in LMC [16.36.020](#) are prohibited.

|                                                                     |
|---------------------------------------------------------------------|
| Stacking lanes and truck loading zones adjacent to residential uses |
| Outdoor storage or repair                                           |
| Warehousing and ministorage                                         |

#### **16.36.020 Environmental performance standards.**

- A. Compliance. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the [enforcing officer](#) may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [16.57](#) LMC.
- a. Failure of the [enforcing officer](#) to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.
- B. General Character. Developments in this district shall be characterized by small [buildings](#) that add [visual interest and human scale](#) through façade articulation, varied building materials, landscaping, covered walkways, art, and decorative elements. Additional defining characteristics include low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations.
- a. Operating hours for businesses shall be limited to the hours between 6:00 a.m. and 11:00 p.m. The site plan review committee has the ability to establish an expanded or reduced range of hours of operation for any activity based on potential impacts to the surrounding neighborhood.
- C. Location. Neighborhood commercial districts shall generally not be located within less than a one-half mile radius from commercial districts providing similar services or facilities.

#### **16.36.030 Site area.**

The size and shape of sites shall be as follows:

- A. Minimum [lot](#) size for the development of a site in this classification shall be ten thousand square feet.
- B. Maximum size for a site containing one or more of the permitted uses shall be ten acres.
- C. The shape of [parcels](#) shall be appropriate to the function of the zone within the surrounding neighborhood.

#### 16.36.040 Building scale.

The size of [buildings](#) shall be as follows:

- A. Maximum [gross floor area](#) of [building](#) for single commercial use, six thousand square feet;
  - a. Full-service grocery stores have a maximum [building coverage](#) of 30 thousand square feet provided they remain consistent with all other elements of this chapter.
  - b. Preschools have a maximum [gross floor area](#) of 10 thousand square feet provided they remain consistent with all other elements of this chapter.
- B. Maximum [gross floor area](#) of [buildings](#) for multi-commercial, seventeen thousand square feet; maximum individual [building coverage](#) of 8,500 square feet.
- C. Maximum [gross floor area](#) of [buildings](#) for multifamily uses, twenty five thousand square feet; maximum individual [building coverage](#) of 8,500 square feet.
- D. Maximum [gross floor area](#) of [buildings](#) for mixed-uses (commercial and residential), forty thousand square feet; maximum individual [building coverage](#) of 10,000 square feet.
- E. Maximum total [building coverage](#), fifty percent;
  - a. Fifteen percent bonus. Projects providing a shared [pedestrian-oriented plaza](#) of at least one hundred fifty square feet along a pedestrian walkway, at an intersection, corner, bus stop, or other key pedestrian area approved by the [site plan review committee](#).
    - i. Such areas shall contain seating for at least six people, a trash and recycling receptacle, drinking fountain, bike rack, pedestrian scale lights, pavers or textured walkways, trees, and landscaping.
  - b. Maximum total building coverage may be increased by up to twenty-five percent proportional to the amount of required parking located on-street, within the building, or below grade at a ratio of 2:1 consistent with the following table:

| Table 16T-87                                                  |                          |
|---------------------------------------------------------------|--------------------------|
| Street/Below Grade Parking as Percentage of Required Parking: | Building Coverage Bonus: |
| 10%                                                           | 5%                       |
| 20%                                                           | 10%                      |
| 30%                                                           | 15%                      |
| 40%                                                           | 20%                      |
| 50%                                                           | 25%                      |

- F. Maximum [development coverage](#): Maximum coverage by impervious surfaces eighty percent, unless increased to a maximum of ninety percent consistent with the elements of 16.36.040(E)

- a. Note: Bonuses are to be added to the base allowable building coverage. The provisions of the Drainage Design and Erosion Control Manual, landscaping requirements and design review requirements may place further limitations on these allowances reducing the maximum development coverage possible on an individual site.
- G. Maximum [building height](#), three stories up to a maximum of forty feet;
  - a. Heights may be increased to a maximum of 55 feet provided the total number of floors is limited to four stories and the top two floors are reserved for residential uses. Below grade parking facilities are excluded from this calculation.
  - b. Elevations above thirty-five feet will be stepped back at a ratio of 1.5 feet of stepback for every 1 foot of elevation when located along a property line shared with a low-density residential use.
  - c. A fifteen-foot buffer of [Type 1](#) landscaping is required between the building wall and any abutting single-family residential property line and shall include a six-foot sight obscuring wall or fence.
  - d. All rooftop patios and gathering spaces, utility boxes, antennas, and other rooftop fixtures shall be located away from the roofline in a way that reduces their visual impacts on adjacent residential uses.
  - e. Upper-story balconies facing existing single-family residential uses on buildings exceeding thirty-five feet shall be constructed with opaque sides a minimum of forty-two inches high.
- H. Setbacks:
  - a. Front, maximum ten feet;
    - i. Setbacks may be increased to a maximum of 15 feet to accommodate outdoor seating adjacent to eating establishments, pedestrian oriented plaza 16.36.040E(a), or for ground floor residential uses.
  - b. Rear, minimum fifteen feet;
  - c. Side, minimum ten feet.
    - i. Unless located on a corner lot with frontage on both adjoining streets in which case, front yard setbacks and design standards shall apply.

#### **16.36.050 Public right-of-way Frontage**

- A. Relationship to Public Right-of-way. Land classified in this district shall be located on an arterial or collector, preferably on a collector cross street.
- B. [Weather Protection](#): Located along commercial frontage and residential entrances.
  - a. Protected area: 5 feet min. depth dimension.
  - b. Awnings on a given block shall be the same or similar height.
  - c. Canopies, awnings, marquees and [arcades](#) may project into the public right-of-way with approval of the [site plan review committee](#).

- C. Commercial Windows: Transparent ground floor windows must be provided between two feet and seven feet above the sidewalk along a minimum of 60% of the ground floor, total street-facing facade area.
  - a. Required window areas shall allow views between the building and the street.
  - b. Reflective, dark, highly tinted or textured glass (below 70% Visible Light Transmission) is not permitted.
  - c. The site plan review committee has the ability to establish different window coverage requirements for full-service grocery stores.
- D. Primary Commercial Entry Doors: Shall face street. At least one building entrance shall be directly connected to the primary or secondary street with sidewalks and walkways measuring a minimum of 6 feet wide.
- E. Minimize the number of vehicular access points by sharing driveways and linking parking lots between adjacent uses.
- F. Coordinate circulation drives and staging areas to accommodate routes needed by fire, refuse collection, delivery vehicles, moving vans, etc.
- G. Consideration shall be given to load/unload parking zones near the entry of the building. These spaces shall be located in such a manner as to minimize interferences with the entryway.
- H. Ingress and Egress. Access to a site which is a [corner lot](#) shall be limited to one driveway on each of the intersecting streets. Access to a site which is an [interior lot](#) shall be limited to one driveway unless the site plan review committee approves two driveways.

#### **16.36.060 Parking.**

- A. The number of [parking spaces](#) required shall be in accordance with Chapter [16.72](#) LMC and Table [16T-13](#) (Neighborhood commercial shopping area).
- B. Parking allocations for affordable residential units shall be consistent with [RCW 36.70A.040](#) - Minimum residential parking requirements.
- C. On-street parking can be provided to serve customers of commercial uses to help satisfy parking requirements provided street widths provide adequate room pursuant to city standards for on street parking.
  - a. In all instances of on street parking, curb extensions/bulb outs shall be used to improve sightlines and reduce crossing distances for pedestrians.
- D. [Parking spaces](#) may be used for loading zones in this district, provided loading operations shall not obstruct driveways, sightlines, or direct pedestrian access to storefronts.
- E. [Off-street parking](#) shall be provided to the rear or side of the [structure](#). No parking shall be permitted between the [building](#) and the right-of-way.
- F. All required bicycle parking shall be covered or sited in a way that provides weather protection.

#### **16.36.070 Landscaping.**

- A. Requirements of Chapters [14.32](#) and [16.80](#) LMC shall be satisfied.
- B. Create [common open spaces](#) that are inviting to district patrons, residents, and the neighborhood in which it is located.
- C. A plan of all proposed landscaping shall be submitted along with the site plan for review by the site plan review committee.

#### **16.36.080 Architectural compatibility and site design.**

- A. All requirements of Chapter [14.23](#) LMC for mixed use zones shall be satisfied. Specific attention will be given to how proposed uses align with the design standards of [14.23.080](#), [14.23.082](#), [14.23.084](#), and [14.23.086](#). In the event of a conflict between this chapter and any other provision of any Lacey Municipal Code, the most restrictive section consistent with Section 16.36.020(B) of this chapter shall guide site plan review.
- B. Corner Buildings. Buildings located at street corners are encouraged to utilize prominent building elements to emphasize these highly visible locations. This could include a corner facing building entry, public spaces, changes in building materials, atrium, or special roofline features with approval of the [site plan review committee](#).
- C. Site Continuity. When ground floor residential uses are included within a district, visual and physical continuity will be maintained. Residential and commercial uses will be integrated within a district without hard separations of use, physical barriers, or fencing intended to isolate or segment uses from the rest of the district.
- D. Where applicable, ground floor residential uses will be located away from primary district corners and as a buffer between adjacent residential properties and commercial uses located within the district.
- E. Development proposals contiguous to undeveloped parcels shall show conceptually how the adjacent property may be developed in relationship to the lot or parcel proposed for development. The plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.
- F. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with local building codes. The type of light source used on the exterior of buildings, signs, pedestrian walkways, and other areas of a site, shall provide adequate light quality, while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties and the public right-of-way. The [site plan review committee](#) may place additional requirements on outdoor lighting consistent with 16.36.020.B(a).
  - a. Light fixtures shall be of a pedestrian scale, provided lights within the interior of a parking lot may be at a greater height for security purposes. Facades shall be lit from the exterior, and, as a general rule, lights should be non-glaring, and concealed through shielding, diffusion, or recessed behind architectural features.

#### **16.36.090 Stormwater runoff.**

[Stormwater management](#) is required and shall comply with the current [City](#) of Lacey Stormwater Design Manual and shall be subject to the [city](#)'s review and approval, and shall, moreover, comply with Chapter [15.22](#) LMC pertaining to community facilities.

DRAFT

2/15/24

## CITY OF LACEY PLANNING COMMISSION WORK SCHEDULE

**Planning Commission Meeting  
February 28, 2024**

1. **Work Session:** Middle Housing/ADU Code Amendment Intro (Jennifer)
2. **Work Session:** Neighborhood Commercial Code Amendments

**Packets due: February 23, 2024**

**Planning Commission Meeting  
March 13, 2024**

1. **Public Hearing:** Neighborhood Commercial Code Amendments
2. **Work Session:** Comprehensive Plan Outreach

**Packets due: March 8, 2024**

**Planning Commission Meeting  
March 27, 2024**

1. **Work Session:** NC Code Amendments Follow-up (If Necessary)
2. **Work Session:** Critical Areas Ordinance

**Packets due: March 22, 2024**